Karen Johnson Davidson County
Batch# 1449080 DEEDWARR
07/20/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20260720-0065204

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JULY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/24/28

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3645LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Frank Batson Homes, Inc., a Tennessee Corporation	Frank Batson Homes, Inc., a Tennessee Corporation	084 15 0 016.00
120 Donelson Pike #101	120 Donelson Pike #101	
Nashville, TN 37214	Nashville TN 37214	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FIFTY AND ONE-HALF PERCENT (50.5%) INTEREST AND LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FORTY-NINE AND ONE-HALF PERCENT (49.5%) INTEREST*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

FRANK BATSON HOMES, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 29 Fairway Dr, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 17th day of July, 2026.

Mildred Hudgins Realty, LLC., a Tennessee limited liability company

Jim R. Vanderpool, Authorized Agent

Leigh-Land Stables LLC, a Tennessee limited liability company

Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JIM R. VANDERPOOL AS AUTHORIZED AGENT FOR MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FIFTY AND ONE-HALF PERCENT (50.5%) INTEREST AND AND LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FORTY-NINE AND ONE-HALF PERCENT (49.5%) INTEREST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of July, 2026.

Notary Public

My Commission Expires: 7/30/29

LISA S. ALLARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

file # 26-3645LA

EXHIBIT A - LEGAL DESCRIPTION

Situated and being in the 3rd Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 21, Nicholhurst Subdivision, which is a resubdivision of Lots 13, 14 20, 21, 27 and 28 in the Bainbridge and Satterfield Subdivision of part of the Nichol Place, as of record in Book 421, page 132, Register's Office for said County.
Said Lot No. 21 fronts 103 feet on the easterly side of Fairway Drive and runs back 140.2 feet on the northerly side and 163.1 feet on the southerly side to a dead line, measuring 100 feet thereon. Said lot begins at a point in the easterly margin of Fairway Drive 102.3 feet northerly from the northeasterly intersection of Fairway Drive and Selma Avenue, being the southwesterly corner of Lot No. 21 and the northwesterly corner of Lot 22; thence eastwardly with the line of Lot 22, 163.1 feet to a point in the westerly margin of Lot 23, being the southeasterly corner of Lot 21 and the northeasterly corner of Lot 22; thence northwardly with the margin of Lot 23, 100 feet to a point in the southerly margin of Lot 20, being the northwesterly corner of Lot 23; thence westwardly with the line of Lot 20, 140.2 feet to a point in the easterly margin of Fairway Drive; thence southwardly with the margin of Fairway Drive, 103 feet to the point of beginning.

Being a portion of the same property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company, its successors and assigns, an undivided fifty and one-half percent (50.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust, dated February 15, 2001, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134422, in the Register's Office for Davidson County, Tennessee. (Mildred Hudgins Realty LLC, a Tennessee limited liability company holding an undivided 50.5% interest in the property.)

Being a portion of the same property conveyed to Leigh-Land Stables LLC, a Tennessee limited liability company, its successors and assigns, an undivided forty-nine and one-half percent (49.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust, dated February 15, 2001, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134421, in the Register's Office for Davidson County, Tennessee. (Leigh-Land Stables LLC, a Tennessee limited liability company holding an undivided 49.5% interest in the property.)

FOR INFORMATIONAL PURPOSES ONLY

More Commonly Known As: 29 Fairway Dr, Nashville, Tennessee, 37214
TAX PARCEL ID/APN: 084 15 0 016.00

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 421, Page 132, of the Public Records of Davidson County, Tennessee.
5. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 17, 2026.

(AFFIANT) – Karen Suggs

07/17/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of July, 2026.

My commission expires: 1/24/28

Notary Public

